



CHALLAN
MTR Form Number-6



GRN MH003016346201819E		BARCODE 		Date 22/06/2018-13:58:43	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID (If Any)	921015481	
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	SANDEEP ANANT SHASTRI	
Location PUNE			Flat/Block No.		
Year 2018-2019 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		325.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In	Three Hundred Twenty Five Rupees Only	
Total		325.00	Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332018062213314 171313942
Cheque/DD No.			Bank Date	RBI Date	22/06/2018-13:59:30 Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन 'राईव ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दरवासाठी लागू नाही.

MH003016346201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Jun 2018	Receipt	Receipt no.: 1111371064
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 597
	Period of search :	From :2006 To :2018
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003016346201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/veiw/fmSearchChallanWithOutReg.php '.		

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email: shastriassociates@gmail.com

44-018-0399

NAGPUR

DATE : 25-06-2018

TITLE VERIFICATION REPORT

Under instructions and authority from our client **M/s. UNIVERSAL HOUSE PRIVATE LIMITED**, A Company incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U45209MH2012PTC237828 Dated 10-12-2012, (Income Tax Permanent Account No. AABCU5881B), having its Registered Office at Plot No. 177, Shankar Nagar, Nagpur-440 010 and acting through its Directors **(1) SHRI. SANJAY SUDHAKAR KULKARNI**, Resident of 95-96, Shankar Nagar, Nagpur, Tahsil and District – NAGPUR and **(2) SHRI. ASHISH ARUN KALODE**, Resident of Plot No. 1, Sneh Nagar, Nagpur-440 015, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 380 (THREE HUNDRED EIGHTY), in Civil Station Expansion Scheme, containing by admeasurement 1004.195 Sq. Mtrs. (i.e. 10808 Sq. Ft.) of Mouza – AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as “**CROSS WIND**”, bearing Corporation House No. 1019, City Survey No. 597 and Sheet No. 58 of Mouza – Ambazari, situated at North Ambazari Road, Gandhi Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 380 (THREE HUNDRED EIGHTY), in Civil Station Expansion Scheme, containing by admeasurement 1004.195 Sq. Mtrs. (i.e. 10808 Sq. Ft.) of Mouza – AMBAZARI, bearing City Survey No. 597 and Sheet No. 58 of Mouza – Ambazari, situated at North Ambazari Road, Gandhi Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to (1) Smt. Lata Shrikant Vyawahare and (ii) Dr. Shrikant Madhao Vyawahare, having acquired the same by them jointly from the Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term commencing from 30-03-1959 and ending on 31-03-2058, by an Indenture of Lease Dated 01-07-1971, which is registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3237 on 03-07-1971.

Contd. . .

(2) THAT, the said (i) Smt. Lata Shrikant Vyawahare and (ii) Dr. Shrikant Madhao Vyawahare, lateron constructed a Residential House the then standing on the said Nagpur Improvement Trust Leasehold Plot No. 380 (Three Hundred Eighty), covering a total Built-up area of 200.8 Sq. Mtrs. in accordance with the Plan sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/217/8199 Dated 13-07-1971, bearing Corporation House No. 1019, City Survey No. 597 and Sheet No. 58 of Mouza – AMBAZARI.

(3) THAT, the aforesaid (i) Smt. Lata Shrikant Vyawahare and (ii) Dr. Shrikant Madhao Vyawahare lateron in their turn jointly transferred/sold the said Nagpur Improvement Trust Leasehold Plot No. 380 (Three Hundred Eighty), Togetherwith the then existing Residential House standing thereon, bearing Corporation House No. 1019, City Survey No. 597 and Sheet No. 58 of Mouza – Ambazari, situated at North Ambazari Road, Gandhi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR by way of sale to M/s. Universal House Private Limited, by a Sale Deed Dated 31-01-2015, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 546 on even date.

(4) THAT, the said M/s. Universal House Private Limited lateron decided to develop its aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 380 into a COMMERCIAL/RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various Shops and self contained separate Apartments therein.

(5) THAT, for the purpose of construction of additional Built-up spaces on the said Plot of land, the said M/s. Universal House Private Limited has purchased Transferable Development Rights (TDR) of 1150 Sq. Mtrs. of Zone 'B' from M/s. Vinayak Infra, a Partnership Firm, having its Office at Nagpur, out of the TDR Certificate No. 052/01 Dated 20-06-2016 by a Transfer Deed dated 11-08-2016, which is registered at the Office of the Joint Sub-Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4368 on 11-08-2016 and the same is utilized by it for sanctioning of the Building Plans.

(6) THAT, accordingly the said M/s. Universal House Private Limited has prepared the Plan of the Multistoreyed Building proposed to be constructed on the said Nagpur Improvement Trust Leasehold Plot No. 380 containing by admeasurement 1004.195 Sq. Mtrs. by utilizing the TDR of 1150 Sq. Mtrs. and to be known and styled as "CROSS WIND" and the same is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 62/ B.P./Ambazari/TP/ NMC/ 78 Dated 26-10-2016.

(7) THAT, the Real Estate (Regulation and Development) Act, 2016 came into force with effect from May 1, 2017. In pursuance of the said Act, the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further

promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof are applicable to the said Project known and styled as "CROSS WIND".

(8) THAT, the aforesaid M/s. Universal House Private Limited has obtained a loan from PNB Housing Finance Limited and it has mortgaged the said entire property by way of Deposit of Title Deed towards security for the repayment of said Loan. As a result therefore the aforesaid property is presently mortgaged with PNB Housing Finance Limited.

(9) THAT, for the purpose of verification of title, the following documents relating to the property comprising Nagpur Improvement Trust Leasehold Plot No. 380 (THREE HUNDRED EIGHTY), in Civil Station Expansion Scheme, containing by admeasurement 1004.195 Sq. Mtrs. (i.e. 10808 Sq. Ft.) of Mouza – AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "CROSS WIND", bearing Corporation House No. 1019, City Survey No. 597 and Sheet No. 58 of Mouza – Ambazari, situated at North Ambazari Road, Gandhi Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR are provided to us :-

- (i) Indenture of Lease for Nagpur Improvement Trust Leasehold Plot No. 380 Dated 01-07-1971 between Nagpur Improvement Trust & Smt. Lata Shrikant Vyawahare.
- (ii) Building and sanctioned Plan for Nagpur Improvement Trust Leasehold Plot No. 380 Dated 13-07-1971.
- (iii) Sale Deed for Nagpur Improvement Trust Leasehold Plot No. 380 Dated 31-01-2015 made between Smt. Lata Shrikant Vyawahare and other & M/s. Universal House Private Limited.
- (iv) Statement / Letter of outstanding loan of Mortgagee Bank Dated June, 2018 of M/s. Universal House Private Limited.
- (v) Transfer Deed of TDR Dated 11-08-2016 between M/s. Vinayak Infra and M/s. Universal House Private Limited.
- (vi) Building Permit and sanctioned Map for Plot No. 380 Dated 26-10-2016.
- (vii) Nagpur Municipal Corporation Tax Receipt paid upto 2017.
- (viii) Property Card of City Survey.

(10) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to obtain an Affidavit from the said Owner that save and except the aforesaid mortgage of PNB Housing Finance Limited, it has not created any mortgage or executed any unregistered Deed or Document whereby their ownership rights are affected, diluted or a third party interest is created.

(11) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 597 & Plot No. 380 of Mouza - Ambazari for the period of 13 (Thirteen) Years (i.e. from 2006 to 2018) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH003016346201819E Dated 22-06-2018. The Original Challan Copy of the same is enclosed herewith.

(12) THAT, during our online search it is observed that the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 380 Togetherwith the Structure standing thereon is presently mortgaged with PNB Housing Finance Limited by way of Deposit of Title Deed and the intimation in respect thereof is registered at the Office of Joint Sub-Registrar, Nagpur – 3 at Serial No. 726 on 20/03/2015.

(13) THAT, with the result we are of the opinion that on obtaining a No Objection Certificate from the said Mortgagee Bank, the present Owner namely M/s. Universal House Private Limited shall acquire a perfectly good, valid and marketable title in respect of the said property comprising Nagpur Improvement Trust Leasehold Plot No. 380 Togetherwith the existing Structures standing thereon and known and styled as "CROSS WIND", situated at North Ambazari Road, Gandhinagar, Nagpur, in Tahsil and District - NAGPUR and thereafter only it can very well execute various Sale Deed(s) relating to the Undivided Proportionate share and interest in the said Plot of land Togetherwith the Built-up Premises in the Multistoreyed Building proposed to be constructed on the said Plot of land in favour of various prospective Buyers, who desire to purchase the Built-up Premises in the said Multistoreyed Building from the present Owner namely M/s. Universal House Private Limited.

(14) THAT, it is needless to mention here that subject to said compliance and on obtaining such Sale Deed, the said prospective buyer(s) can very well mortgage her/his property to any Financial Institution by way of security for the repayment of loan, if any advanced to her/him.

SCHEDULE OF PROPERTY

ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 380 (THREE HUNDRED EIGHTY), in Civil Station Expansion Scheme, containing by admeasurement 1004.195 Sq. Mtrs. (i.e. 10808 Sq. Ft.) of Mouza – AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "CROSS WIND", bearing Corporation House No. 1019, City Survey No. 597 and Sheet No. 58 of Mouza – Ambazari, situated at North Ambazari Road, Gandhi Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	:	BY PLOT NO. 379,
ON THE WEST	:	BY ROAD,
ON THE NORTH	:	BY ROAD,
ON THE SOUTH	:	BY ROAD.

Hence this report.



SANDEEP SHASTRI
ADVOCATE

